

**ABSTRACT**

This invention is a method by which a housing market analysis can be made to produce a set of expected value groupings of a total population from information obtained from sample populations. The method includes using a ratio, called the median ratio, which is the mean divided by the median, together with traditional statistical procedures of standard deviation and ratio probability density distribution, to obtain a set of value groupings for a total population. In the specific example of average real estate sales, whereby the median of real estate sales a market analysis can be determined from the sample from which is computed the ratio probability density distributions which can then be used by an entity, be it governmental, private business, land developers, financial lenders, housing suppliers or others, to determine present housing needs and anticipate future housing requirements.